

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode 26 Landcox Street, Brighton East, VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$2,100,000 & \$2,200,000

### Median sale price

Median price \$2,397,500 Property type House Suburb BRIGHTON EAST  
Period - From 25/03/2024 to 24/09/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	12 Bruce Street Brighton East Vic 3187	\$2,188,000	2024-09-02
2	8 Berkeley Grove Brighton East Vic 3187	\$2,275,000	2024-06-21
3	12 Plunket Street Brighton East Vic 3187	\$2,180,000	2024-05-28

This Statement of Information was prepared on: 25/09/2024

